

# HERMITAGE HILLS SUBDIVISION

## FALL TRUSTEES NEWSLETTER

Board of Trustees: Casey Cross, John Linsenbardt, Roseann Locher, Joe Marcantano, Dan McKean

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### 2017 ANNUAL MEETING TOPICS:

- Road Repairs
- Budgets
- Expense Analysis
- Trustee Election
- Ballot Collection
- Q & A Session

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## 2017 Annual General Meeting

Annual General/Voting  
State of the Subdivision  
Meeting for Hermitage Hills  
Subdivision

Homeowner's Association  
Friday, September 29  
7:00 p.m. – 9:00 p.m.

Check-in begins at 6:30 p.m.  
River Chase Recreation Center 990  
Horan Rd  
Fenton, MO 63026

The meeting will include a presentation from the HOA Board of Trustees including updates on road repairs, budget information for 2018 and the voting items being submitted to the lot/homeowners.

The Board of Trustees will be collecting the ballots that were sent out to all lot/homeowners in August at the meeting. If you are unable to attend please mail your

ballot to: P.O. Box 426, Fenton, MO 63026.

The ballot this year has 3 items:

Election of 2 trustees

The 2018 Administrative Budget and Assessment

The 2018 Street Maintenance Budget and Assessment.

**All of the assessment rates for 2018 are slated to remain the same, but the budgets do have to be approved by the owners.**

In order for your vote to be counted, the Board of Trustees must receive your ballot by October 3rd, 2017.

Please plan to attend. The Trustees have a good amount of information to discuss with the Subdivision. We look forward to seeing everyone there.

## Trustee Election

Two of the trustee terms expire this year. They are for Dan McKean and Roseann Locher. The election to fill these positions are included on the voting ballot mailed to the lot owners. Both Dan and Roseann are shown as candidates to renew their terms; however, anyone interested in becoming a trustee and filling one of these open positions should attend the meeting to be considered. They will be given the opportunity to speak to the attendees and

share why they want to serve as a trustee.

The attendees can choose to vote for them by writing in their name on the ballot.

The remaining terms for the other trustees are shown below:

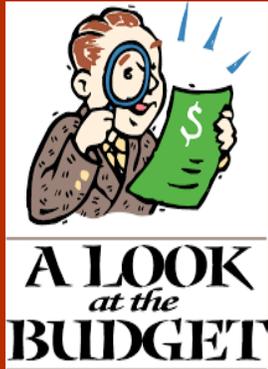
*Trustee Term Expires*

John Linsenbardt 2018

Casey Cross 2019

Joe Marcantano 2019

## Budget Comparison: Administrative Budget



The fiscal year for the administrative and street assessment budgets being proposed is May 1, 2018 - April 30, 2019. The proposed budgets compared to last year are as follows: **The Administrative Assessment would remain the same.** The HOA would collect \$29,175 (389 lots x \$75) at a 100% collection rate. Any funds remaining from 2018-2019 will be carried over to the 2019-2020 budget.

EXPENSES	2017-2018 Admin Budget	2018-2019 Admin Budget
Legal Fees	\$3,000.00	\$3,000.00
Office Expenses	\$1,050.00	\$1,050.00
Website	\$800.00	\$800.00
Postage	\$800.00	\$800.00
Street Lights	\$1,350.00	\$350.00
P.O. Box	\$100.00	\$100.00
Miscellaneous	\$500.00	\$500.00
Insurance	\$10,800.00	\$2,500.00
Common Ground/ Lake	\$5,475.00	\$6,775.00
General Meeting	\$300.00	\$300.00
Emergency Fund	\$5,000.00	\$5,000.00
Capital Improvements		\$8,000
<b>TOTAL</b>	<b>29,175.00</b>	<b>29,175.00</b>

## Budget Comparison: Street Budget

**The Street Assessment would remain the same at \$325.00 per lot.** This street assessment is only applied to the lots within the subdivision that receive the benefits of the street repair, maintenance, and snow removal. A reduced rate of \$100 per lot is billed to the lot owners on the gravel roads (Lazy Oak and Timber Ridge). This street assessment does not apply to lots outside of the main part of the subdivision that are located on Saline Rd. The HOA would collect \$105,625 (325 lots x \$325) at 100% collection rate for the paved road maintenance and \$4,500 to maintain the gravel roads on Lazy Oak and

Timber Ridge (45 lots x \$100 reduced rate). An additional \$2,500 will come from the Chancellor Farm ingress/egress road fee (10 lots x \$250). Any funds remaining from 2018-2019 would be carried over to the 2019-2020 budget.

EXPENSES	2017-18 Street Budget	2018-2019 Street Budget
Paved Roads	\$96,125.00	\$96,125.00
Gravel Roads	\$4,500.00	\$4,500.00
Snow Removal	\$12,000.00	\$12,000.00
<b>Total</b>	<b>\$112,625.00</b>	<b>\$112,625.00</b>



# 2017 Completed Projects and Events



The following projects were completed this year:

- June 3—Family Fishing Day
- July—August: Pothole Repair
- August 23-24—Part 1 of 2 Major concrete repair to Summerland Dr. Summerland Ct, Walnut Ridge.
- September 13-14—Part 2 of 2 Major asphalt installation on Summerland Dr. Summerland Ct, Walnut Ridge.



and other common ground areas. The equipment was rented and work was performed by trustees and a few volunteers from the subdivision. A chipper was also rented and the brush was chipped.

## 2017 Road Project

The 2017 major road project that took place was on Summerland Drive, Summerland Court, and Walnut Ridge.

The existing concrete was patched as needed and in some areas dug out and re-poured. The entire area was then covered in asphalt. Upon completion of the project, the entire area from the new pavement on Walnut Ridge to the 2 year old pavement on Summerland Drive had been repaired and paved over. This is the largest project of all of the areas in the subdivision. It was also the most expensive.

With the assessments that were collected, the entire repair was able to be completed in just one year. Unfortunately this did not leave any additional funds for further projects this year. We look forward to being able to accomplish two or more projects in 2018.



## Meet Joe!

Joe Marcantano is the newest Trustee for the subdivision. He filled the vacant position that was created when Lynn Parker moved from the subdivision. Joe recently moved into the subdivision from the South Hampton neighborhood of St. Louis. He has worked as a Police Officer in St. Louis City for 8 years in a variety of assignments including Patrol, Detective, and Housing Authority Unit. He is a University of Missouri Alumni and brings experience from having sat on the Executive Board of the St. Louis Police Officers' Association and as Director of a Small Nonprofit. In his free time, Joe is an avid runner and triathlete having completed the Ironman Triathlon and multiple marathons. He hopes to bring his unique experience and background into service of the Hermitage Hills subdivision.



Thank you Joe for your service!



# Assessment Payment Plan



Did you know you can make payment arrangements for you assessments? With the amount due having increased significantly in order to address our rapidly deteriorating roads, it is understandable that it can put some additional strain on the household budget. But it doesn't have to. Please note any late assessments that have not had a payment plan arranged are subject to a \$25.00 per month late fee as stated in the indentures. Here are the payment plan guidelines:

1. Payments must be made on a regular basis. Any owner on a payment plan that fails to make a payment within **60 days** (2 months) of the last payment will be considered in breach of the agreement on the part of the owner. This will result in the remaining balance of the account being turned over for collection actions, **with all late penalties added to the account from the original date the bill was due.**

2. The owner will **not** be sent a monthly statement listing the outstanding balance, but a statement can be requested from the HOA at any time. The owner is still responsible for making the regular payment without receiving a monthly statement.

3. Payments must be a **minimum of \$35.00**. We consider this an amount that will settle the outstanding balance in a reasonable amount of time, without causing undue financial stress on an owner.

4. If owners on payment plans are making payments on multiple years of unpaid assessments. To avoid confusion for accounting purposes, when an owner is on a payment plan, payments made are applied to the oldest owed assessments first, working to the newest assessments owed.

## Pet Ordinance



There is a Jefferson County ordinance against pets running loose without supervision. This law requires that your pets remain on your property or are supervised on a leash when off your property. Anyone may report a loose dog or other pet by calling Animal Control at **314-797-5577**.

**Please be considerate of your neighbors.**

There is also a peace disturbance ordinance (section 205.125) related to howling and barking dogs which states:

- A. It is unlawful in Jefferson County to keep or harbor a dog that howls or barks in violation of this Section.
- B. It constitutes a violation of this Section if the howling or barking occurs continually and is audible

beyond the property line of the premises on which the dog is located:

For more than 15 minutes between the hours of 10:00 p.m. and 8:00 a.m. ; more than 30 minutes between the hours of 8:00 a.m. and 10:00 p.m. ; or a shorter duration on more than 5 occasions within a given 10 day period.

For more details, you may access the ordinance web page at:

<http://z2codes.sullivanpublications.com/sullivan/Z2Browser2.html?showset=jeffersoncountysset>

Select the Title II folder and then the Chapter 205 folder and scroll down to 205.125.

To report a violation of this ordinance contact the **Jefferson County Sheriff's Department at 636-797-9999**.

**Please pick up after your dog on walks.**



## Community Pride: Entrance Sign



### PLEASE TAKE CARE OF THE ENTRANCE SIGN

by not nailing, stapling or taping any signs or anything else to it.

In addition, please do not put signs with stakes on them into the dirt inside the stone box under the entrance sign. There is plastic ground cover under the wood chips to prevent weed growth. Any holes poked in the plastic will allow weeds to come through. You may put these signs with stakes in the ground in front or on the side of the stone box.

**ANY SIGNS ATTACHED TO THE ENTRANCE SIGN OR PUT IN THE STONE BOX WILL BE REMOVED AND THROWN AWAY.**



### SNOW REMOVAL

The trustees have requested and received bids for this coming winter's snow removal service. Jelm Construction has been awarded the contract for this winter to provide this service at a lower cost than what was offered by our previous snow removal contractor.

The snow removal service for our subdivision is 2 tiered as follows:

- ▮ Tier 1 = For light snow falls, only steep hills and entrances will be salted and plowed
- ▮ Tier 2 = For heavy snow falls, most paved roads will be plowed



## Major Road Repair Project List



**Summerland Drive/Summerland Court:**  
\$89,875

6,000 sq. feet concrete patch and pave entire concrete area with asphalt **DONE!!**

**Upper Pinehaven Drive: \$48,000**

Dig out and re-pave with 2 layers of asphalt from Walnut Ridge to curve in road; replace 200 feet of curbing

**Hermitage Drive: \$27,000**

(High Cliff Drive to Westbourne Way) Dig out deteriorated areas, repair and repave with two layers of asphalt

**Westbourne Way: \$38,650**

(Unpaved area to the parking pad on the common ground by the lake) Dig out deteriorated

area, install new base, repave with two layers of asphalt to the corner of Turnbridge Drive

**Hermitage Drive: \$54,930**

(Saline Road to High Cliff Drive) Repave the entire area with two layers of asphalt.

**Timberside Drive: \$30,750**

Repave the entire road from Saline Road to Walnut Ridge.

**Westbourne Way: \$38,755**

Pave the entire section from High Cliff Drive to Hermitage Drive and repair corner

**Buckboard Lane: \$28,000**

Install drainage tiles, repair existing structure and repave with asphalt



### NEWSLETTERS BY E-MAIL

If you are not already receiving newsletters by e-mail, we would appreciate if you would sign up for this. Please provide your name, home street address or lot no. and your e-mail address to our trustee e-mail address. This will save on expenses for postage, paper and printing.

### HOW TO CONTACT US:

You may contact the Board of Trustees by e-mail at: [hhtrustees@hermitagehills.net](mailto:hhtrustees@hermitagehills.net)  
or by regular mail at :  
P.O. Box 426, Fenton, Missouri, 63026



### WEBSITE

Additional information, including the subdivision indentures and minutes from the trustee meetings can be found on the subdivision website at [hermitagehills.net](http://hermitagehills.net)

## FAMILY FUN BUCKET LISTS FOR UPCOMING SEASONS

### FALL BUCKET LIST

<input type="checkbox"/> VISIT A PUMPKIN PATCH	<input type="checkbox"/> apple farm visit
<input type="checkbox"/> pumpkin crafts	<input type="checkbox"/> LEAF PEEPING
<input type="checkbox"/> GO TO A FOOTBALL GAME	<input type="checkbox"/> carve pumpkins
<input type="checkbox"/> make leaf prints	<input type="checkbox"/> MAKE APPLE PRINTS
<input type="checkbox"/> DRINK APPLE CIDER	<input type="checkbox"/> eat candy apples
<input type="checkbox"/> jump in puddles	<input type="checkbox"/> MAKE GLYCERINE LEAVES
<input type="checkbox"/> FLY KITES	<input type="checkbox"/> roast s'mores in the fire pit
<input type="checkbox"/> donate to a foodbank	<input type="checkbox"/> TAIL GATE
<input type="checkbox"/> MAKE POPCORN FROM A CORN	<input type="checkbox"/> bob for apples
<input type="checkbox"/> play dress up	<input type="checkbox"/> MAKE HALLOWEEN COSTUMES
<input type="checkbox"/> BAKE PUMPKIN BREAD	<input type="checkbox"/> make a fall mantel
<input type="checkbox"/> drink pumpkin pie coffee	<input type="checkbox"/> GO HIKING
<input type="checkbox"/> FIND OUR WAY THROUGH A CORN MAZE	<input type="checkbox"/> get cozy

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### Family Winter Bucket List

Bake homemade Bread	Donate winter wear to a homeless shelter
Make snow ice Cream	Make Personalized mugs
Donate old towels/Blankets to animal shelter	Enjoy hot Cocoa in your new mugs
Build a snow man	Bake Cookies
Have a snowBall fight	Visit a museum
Host a football Party	Go ice skating
Play a Board game	Go Bowling
Make a snow globe	Do a winter scavenger hunt
Go to a hockey game	Take Pictures in the snow
Make snow angels	Have a Pajama Day
Have a family movie night	Go sledding
Make Chicken noodle soup	curl up By the fire
Shovel a neighbor's Driveway	Collect Pine Cones
Camp out in the family room	Make a Bird feeder
Make apple Cider	Build a snow fort
Enjoy a rearing Day	

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